

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **September 19, 2005**

Members Present-

Roberta Rogers-Chairperson/Director, Aimee Webb-Development Coordinator, Skip Lukert-Building Official, Dale Parrett-Public Works, Terry Neal-Attorney, Brad Burris-Fire Services, Marie Keenum-911 Coordinator, Barry Ginn-Barrineau & Ginn Engineering, and Alysia Akins-Secretary.

The meeting convened at 2:10 P.M.

Approval of Minutes-

Mrs. Keenum made a motion to approve the minutes from September 12, 2005, with the request that "The Highlands at Oak Hill" include a statement regarding a second emergency access being provided from C-475. Mrs. Webb seconded the motion and the motion carried.

OLD BUSINESS:

None

NEW BUSINESS:

Shotwell – CP Master Plan Approval – Conceptual Review

George C. Shotwell, property owner, and Steve Richey, legal representative, were present and requesting conceptual approval to construct an office/workshop. Mrs. Rogers explained this project had been submitted originally as a small scale comprehensive plan amendment for commercial zoning, but the Zoning and Adjustment Board had denied the request, so the applicant refiled for a planned commercial zoning. Staff comments were discussed regarding the legal description, labeling the parcel not included in the project, incoming turn radius for the driveway, drainage patterns, existing building dimensions, handicapped parking, office parking spaces, fencing information, proposed signs, proposed number of employees, hours of operation, on-site customers, property boundaries, number of stories, flood information, tree types, and septic system information. There are 25 employees proposed to work a schedule of Monday through Friday and half a day on Saturdays. Comments received from Environmental Health were regarding the existing and proposed septic systems, the existing building use, and information on the vehicle repairs. The existing building is a stem wall only. All waste oil and fluid handling should be done in an environmentally safe container. Engineering comments were discussed and were similar to staff comments. Additional information is needed regarding topography, site features, soil types, seasonal water table, drainage plans, parking area paving permits, handicapped parking, turn radii, building height, environmental assessment, and traffic study. The condition of the railroad crossing near the proposed project was discussed.

Mr. Lukert moved to approve the conceptual plans subject to all comments being addressed on revised plans. Mr. Ginn seconded the motion and the motion carried.

Palm Ridge Plaza – Major Development – Preliminary Review

Sean Crowell, Riddle-Newman Engineering, Inc., was present and requesting preliminary approval to construct commercial buildings for the purpose of retail, restaurant, medical office, and a professional office. Attorney Neal declared a conflict of interest since she was the legal representative for the agent. Staff comments were discussed regarding labeling the preliminary plans, providing a copy of the recorded deed, providing zoning and land use information on all adjacent properties, providing a vicinity map scale, maximum building height, zoning information, flood zone information, loading/unloading areas, traffic directional arrows, sign dimensions, and setbacks. A variance request is required in order to be exempt from providing loading/unloading zones. A sufficient reason must be provided such as the loading/unloading being performed after/before regular store hours. The proposed retail space, shops, impact fees, and shopping center were all discussed. Engineering comments were discussed regarding the property boundaries, proposed open space, sign locations, stop bars, American Disability Acts standards regarding handicapped parking spaces, the proposed parking area location/design, stormwater calculations, storm sewer piping, water/wastewater utilities, and regulatory agency permits. Addresses will be assigned with the building permits.

Mrs. Webb moved to approve the preliminary plans subject to all comments being addressed on revised plans. Mrs. Keenum seconded the motion and the motion carried.

Southern Lifestyles Furniture Warehouse @ Shamrock Industrial – Major Development – Preliminary and Engineering Review

Lee Clymer, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to construct a furniture warehouse. Staff comments were discussed regarding the monument sign, setbacks, owner information, parking space requirements, and loading/unloading zones. The project site needs to be relocated on the vicinity map. The well will be upgraded. Engineering comments were discussed regarding site data, the vicinity map, and regulatory agency permits.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Lukert seconded the motion and the motion carried.

The next meeting is scheduled for September 26, 2005.

Mrs. Webb moved to adjourn. Mr. Burris seconded the motion and the motion carried.
Meeting adjourned at 2:50 PM.